

SOUTH WHITTIER SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE WITH FEE PROVISIONS OF GOVERNMENT CODE SECTION 65995

OWNER/DEVELOPER HILDA Q DIAZ Hilda Q Diaz
Signature of Applicant

ADDRESS 14273 Tedford Dr Applicant represents that he/she is authorized to
Whittier CA 90604 sign on behalf of the owner/developer and the
information provided is true and accurate to the
best of his/her knowledge.

TELEPHONE (62) 805-6323

FEE SCHEDULE: THE SCHOOL FACILITY FEES LEVIED BY THE SCHOOL DISTRICTS UNDER PROVISION
OF GOVERNMENT CODE SECTION 65995 FOR RESIDENTIAL (R) AND COMMERCIAL/
INDUSTRIAL (C/I) USE ARE:

	<u>ELEMENTARY DISTRICT</u>	<u>HIGH SCHOOL DISTRICT</u>	<u>TOTAL</u>
Residential (R)	\$1.98/sq. ft.	\$0.99/sq. ft.	\$2.97/sq. ft.
Commercial			
Industrial (C/I):	\$0.31/sq. ft.	\$0.16/sq. ft.	\$0.47/sq. ft.

TRACT/PROJECT ADDRESS 10100/14269 Tedford DR. 2nd unit
BUILDING DEPARTMENT 151 0916290058 NO. OF BUILDING(S) IN PROJECT 2
PERMIT APPLICATION NO(S) (MS) South Whittier

	<u>LOT/ADDRESS</u>	<u>USE (R~C/I)</u>	<u>AREA (SQ. FT.)</u>	<u>CREDIT (SQ. FT.)</u>	<u>FEE</u>
1.	<u>169/14269</u>	<u>Res</u>	<u>4338</u>		<u>\$12,883.86</u>
2.					\$
3.					\$
4.					\$

EXPLANATION OF CREDIT (e.g. Qualified Demotion) _____

VERIFICATION OF SQUARE FOOTAGE BY BUILDING DEPARTMENT (Initials) MS/J.L.
INFORMATION BELOW LINE TO BE COMPLETED BY SCHOOL DISTRICT

Note: Payment of fees must be by
cashier's check, money order or exact
amount of cash. **No business or personal
checks accepted.**

SUBTOTAL (ATTACHED SHEETS) \$ _____
TOTAL FEES DUE \$ 12,883.86

☒ This is to certify that all fees due to the impacted school district under provision of Government Code Section 65995 as a
prerequisite to the issuance of a Building- Permit (certificate of occupancy of mobile homes) has been received. Based on the
above information presented, this Certification of Compliance is hereby executed subject to verification of the assessable square
footage by the agency issuing the Braiding Permit.

☐ This is to certify that the above described development is exempt from the fees of Government Code Section 65995 and
Building Permits may be issued therefore.

Cecilia Laidemitt
Authorized Signature

4485
District Receipt Number

8/29/2011
Date



Margaret Donnellan Todd
County Librarian

County of Los Angeles Public Library www.colpublib.org
7400 East Imperial Hwy., Downey, CA 90242 (562) 940-8400



April 07, 2010

TO: Department of Public Works
Building and Safety Division

FROM: Yolanda De Ramus by *YDR*
Assistant Director, Administrative Services

SUBJECT: **LIBRARY FACILITIES MITIGATION FEE**

REF: TRACT NO.: **10100**
LOT NO.(S): **169**
LOCATION: **14269 Tedford Drive, Whittier, CA 90604**

This is to inform you that Samuel Diaz and Hilda Diaz
has paid \$791.00 as a mitigation fee for 1 residential unit(s) in the
above-referenced tract/site address to the County of Los Angeles Public Library.

Date of payment 4/7/2010

If you have any questions regarding this matter, please contact the Developer Fee Unit at (562) 940-8430.

Note
<p><i>This fee payment is valid through June 30, 2010. If the building permit(s) for the above referenced unit(s) are not issued on or before June 30, 2010, it will be necessary for the applicant to pay the difference in fees effective on the date the building permit(s) are issued after July 1, 2010.</i></p> <p><u>Non-Sufficient Fund (NSF) Check</u> <i>A \$33.00 charge will be made for any check returned by the bank. This charge will become part of the total amount due to the County of Los Angeles Public Library.</i></p>

For Library Use Only
ID No.: <u>4549</u> Plan Area: <u>5</u>
Fee Calculation:
Number of Units: <u>1</u>
Fee Per Unit: <u>\$791.00</u>
Total Amount Paid: <u>\$791.00</u>
(Per Los Angeles County Code Chapter 22.72)
Reviewed by: <i>YDR</i>
Date: <u>4/7/10</u>
Co. Misc. Receipt No.: <u>407064</u>

This is to provide you formal notice pursuant to California Government Code Section 66020. (d) (1), that you have 90 days after the date of payment of this fee, as indicated above, to protest the payment or imposition of the fee. Your written protest must be received within 90 days of the payment date. Send your written protest to: County of Los Angeles Public Library, Developer Fee Unit, Room 221, 7400 East Imperial Highway, Downey, CA 90242.



FORM 195
Rev. 03/11

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Los Angeles, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 14269 TEDFORD DR.

City or Area: WHITTIER

Nearest Cross Street: CORLEY DR.

Distance of Nearest Cross Street: 127'

Property Owner: HILDA DIAZ Telephone: (562) 805-6323

Address: 14273 TEDFORD DR.

City: WHITTIER CA Zip Code 90604

Occupancy (Use of Building): RESIDENTIAL Sprinklered: Yes ☐ No ☒

Type of Construction VN

Square Footage: 4338 Number of Stories: 2

Present Zoning: R-3

Patricia Galpin
Applicant's Signature

Date

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 130'
feet via vehicular access. The fire flow services will be rendered from a 12" AC
inch diameter water main. The hydrant is located on N/E corner of Tedford Dr &
(Street)
Corley Dr of _____
(Feet) (Direction) (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6-inch
(Size)
hydrant is 4299 GPM at 20 PSI residual for 2 hours at 78 PSI Static

PART II (B)

SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) ☐ Above Grade ☐ Below Grade ☐ Either

Backflow protection required (fire sprinklers/private hydrant): ☐ Yes ☐ No

Type of Protection Required:(check one)

☐ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly

☐ Other _____ Domestic Meter Size _____

PART II (C)

Suburban Water Systems
Water Purveyor

CJA 8/5/11
Signature

August 5, 2011
Date

Vice President, Engineering
Title

PART III

Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

[Signature]
APPROVED BY

8/29/2011
DATE

COUNTY OF LOS ANGELES
BUILDING & SAFETY DIVISION
13523 TELEGRAPH RD.
OFFICE WHITTIER, CA 90605
562-946-1390

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department**, **Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

This page is part of your document - DO NOT DISCARD



20110169095



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/31/11 AT 01:53PM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
PAID:	27.00



LEADSHEET



201101310030116

00003686519



003133518

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
13523 Telegraph Road
Whittier, CA 90605



Space above this line is for Recorder's use

**COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT
DEVELOPMENT (LID) FEATURES**

The undersigned, HILDA DIAZ ("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

LEGAL DESCRIPTION

ASSESSOR'S ID # 8031-023-005 TRACT NO. _____ LOT NO. _____
ADDRESS: 14269 Tedford Dr.
Whittier CA 90604

Owner is aware of the requirements of Chapter 12.84 of Title 12-Environmental Protection, of the Los Angeles County Code relating to LID standards. In accordance with said Chapter 12.84, the following LID features have been installed on the Subject Property:

- | | |
|--|--|
| <input type="checkbox"/> Porous pavement | <input type="checkbox"/> Dry Well |
| <input type="checkbox"/> Cistern/rain barrel | <input type="checkbox"/> Storage containers |
| <input type="checkbox"/> Rain garden/planter box | <input checked="" type="checkbox"/> Landscaping and landscape irrigation |
| <input checked="" type="checkbox"/> Disconnect impervious surfaces | <input type="checkbox"/> Green roof |
| <input type="checkbox"/> Other _____ | |

The location & type of each LID feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1.

Owner hereby covenants and agrees to maintain the above-described LID features in a good and operable condition at all times, and in accordance with the LID Maintenance Guidelines, attached hereto as Exhibit 2.

Owner further covenants and agrees that the above-described LID features shall not be removed from the Subject Property unless and until they have been replaced with other LID features in accordance with Chapter 12.84 of the Los Angeles County Code.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the LID features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon Owner, future owners, and their heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

Owner(s):

By: Hilda Diaz Date: 1-31-11

By: _____ Date: _____

(PLEASE ATTACH NOTARY)

REFERENCE

PLAN CHECK NO.: BL0910290058 DISTRICT OFFICE NO.: 4.00

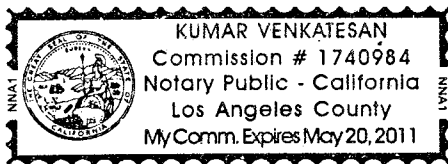
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On JAN 31, 2011 before me, Kumar Venkatesan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared HILDA DIAS
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

FORM 195
Rev. 04/03**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**Fire Prevention Engineering
5823 Rickenbacker Road
Los Angeles, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129**Information on Fire Flow Availability for Building Permit****For Single Family Dwellings (R-3)****INSTRUCTIONS:****Complete parts I, II (A) when:**

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

**PROJECT INFORMATION
(To be Completed by Applicant)****PART I**Building Address: 14273 Ted Ford DRCity or Area: Whittier CA 90604Nearest Cross Street: Imperial - Valley View

Distance of Nearest Cross Street: _____

Property Owner: Samuel - Hilda Diaz Telephone: (562) 8056323Address: 14273 Ted Ford DRCity: Whittier CA Zip Code 90604Occupancy (Use of Building): Home Sprinklered: Yes ☐ No ☒Type of Construction ResidentialSquare Footage: 3800 Number of Stories: 2

Present Zoning: _____

Samuel Diaz Reyes
Applicant's Signature03-30-2009
Date

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 130'
feet via vehicular access. The fire flow services will be rendered from a 12" AC
inch diameter water main. The hydrant is located on N/E corner of Tedford & Corley Dr.
(Street)
____ of _____
(Feet) (Direction) (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6"
hydrant is 3574 GPM at 20 PSI residual for 2 hours at 80 PSI Static
(Size)

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location: (check one) ☒ Above Grade ☐ Below Grade ☐ Either
Backflow protection required (fire sprinklers/private hydrant): ☒ Yes ☐ No
Type of Protection Required: (check one)
☒ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly
☐ Other _____ Domestic Meter Size _____

PART II (C)

Suburban Water Systems
Water Purveyor

CJA 4/24/09
Signature
Engineering Manager
Title

April 24, 2009
Date

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

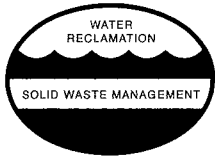
APPROVED BY _____

DATE _____

OFFICE _____

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the Building Department, Fire Prevention Division approval of the site plan will be required before a Building Permit can be issued by the Building Department.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

Counter Hours: 7:00 a.m. - 4:00 p.m. Mon. - Thurs.
7:00 a.m. - 3:00 p.m. Fri.

Application No.: 8031023005-002
Date: April 05, 2010

SEWERAGE SYSTEM CONNECTION FEE

PROPERTY & APPLICANT INFORMATION				
APN: 8031 023 005		District No.: 18		
Owner/Situs Address SAMUEL AND HILDA Q DIAZ 14273 TEDFORD DR WHITTIER, CA 90604		Applicant Information SAMUEL AND HILDA Q DIAZ 14273 TEDFORD DR WHITTIER, CA 90604 Phone: (562)805-6323		
FACILITY INFORMATION & CONNECTION FEE CALCULATIONS				
Facility	Type	Measure of Use	Unit Rate	Amount
Single Family Home	C	1.00 DU		
Multi-Unit Residential 14273 TEDFORD DR, WHITTIER	N	2.00 DU	\$1,998.00 / DU	\$3,996.00
Base Line Credit		1.00 CUs	\$3,330.00 / CUs	(\$3,330.00)
Connection Fee Due				\$666.00

Type Abbreviations

N-New or Additional; C-Change of Existing; E-Existing to remain; D-Demolition of Existing; T-Tenant Improvement of Existing; S-Septic to Server

COMMENTS

Changed use of 1.00 DU of existing Single Family Home to Multi-Unit Residential

Processor: WENDY YANEZ

D.C.:

Approver: WENDY YANEZ

Payment Received

HILDA & SAMUEL DIAZ

Check No.

701

Amount

\$666.00



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20110827346



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/17/11 AT 11:01AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



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SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME HILDA DIAZ

MAILING 14273 Ted Ford DR

CITY, STATE Whittier CA

ZIP CODE 90604

06/17/2011



20110827346

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

COVENANT AND AFFIDAVIT

REGARDING INSTALLATION OF SEWAGE FACILITIES
AND THE USE AND TRANSFER OF OWNERSHIP IN PROPERTY

The undersigned represent that they are the sole owners of that parcel of real property situated in the County of Los Angeles, State of California described as follows:

(Legal Description)

All that real property situated in the city of Whittier County -
of Los Angeles, State of California, described as:
Lot 169 of tract No. 10100 in the city of Whittier County of Los Angeles,
State of California, as per map recorded in Book 146. Pages -
1 to 18
which property is located and known as 14269 Ted Ford DR

closure of -

maps in the

office of the

County Recorder

of Los -

Angeles

County.

California

Whittier CA 90604

(Street Address)

The undersigned, in consideration of being permitted to connect the drainage systems of more than one building situated on said property to a common house sewer or private sewage disposal system, do hereby promise, covenant and agree to and with the County of Los Angeles that the afore described lot or parcel, together with all improvements thereon, will be maintained as a unit and that before any subdivision is made or any portion of said lot or parcel is transferred to another owner, separate sewage facilities will be installed as required by the provisions of the Los Angeles County Plumbing Code (County Ordinance No. 2269) as amended.

This covenant and agreement shall run with the land and be binding upon all future owners, heirs, successors and assigns to such property.

Dated this 17 day of JUNE, 2011.

Hilda Q Diaz

HILDA Q DIAZ

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On JUNE 17, 2011 before me, SAM SANCHEZ, NOTARY PUBLIC,
(Insert Name of Notary Public and Title)

personally appeared HILDA Q DIAZ
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

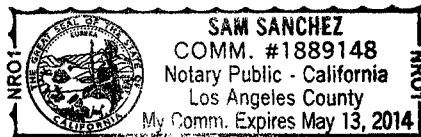
I certify under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sam Sanchez

(Seal)



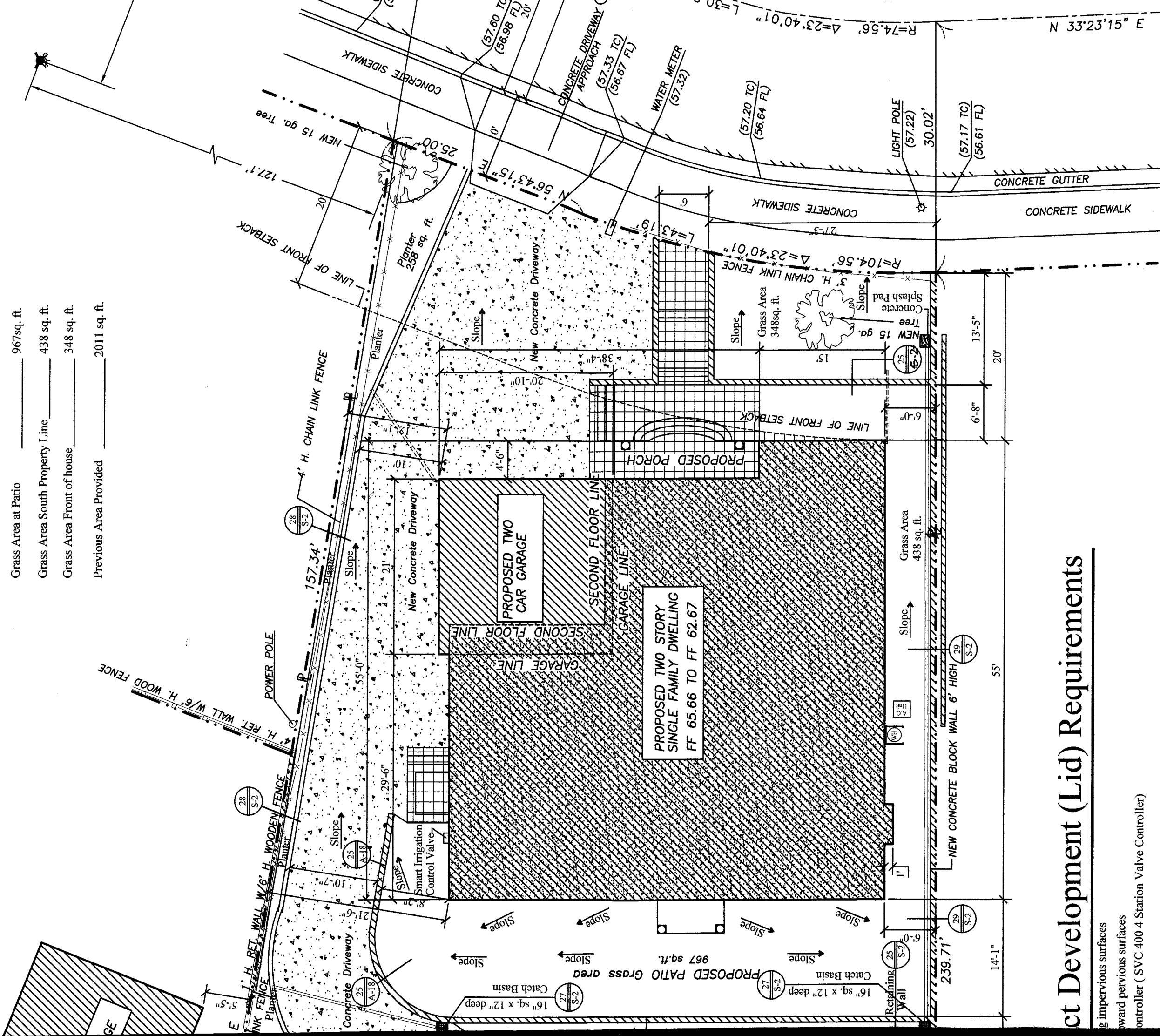
CONFIDENTIAL

Plant 2- 15 gallon tree (1 must be from drought-tolerant plant list)

A diagram showing a rectangular block resting on an inclined plane. The plane is represented by a line sloping upwards from left to right, with the area beneath it filled with diagonal hatching. The block is positioned on the incline, and its weight is indicated by a downward-pointing arrow from its center.

New House Lot Coverage	2290 sq. ft.
New Driveway	1700 sq. ft.
Total	4000 sq. ft.
	X 40% = 3600 sq. ft.
	2
Previous Area Needed	1800 sq. ft.
Planter North Property Line	258 sq. ft.
Grass Area at Patio	967sq. ft.
Grass Area South Property Line	438 sq. ft.
Grass Area Front of house	348 sq. ft.
Previous Area Provided	2011 sq. ft.

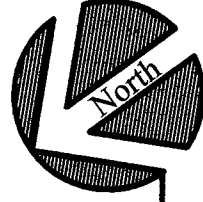
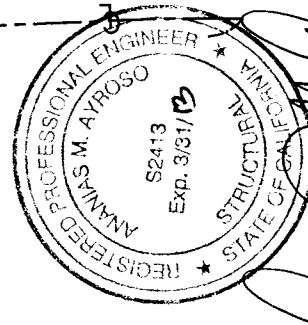
g impervious surfaces
ward pervious surfaces
ontroller (SVC 400 4 Station Valve Controller)



GRADING PLAN S-2 FOR SITE DRAINAGE

Proposed Site Plan

Scale: 3/32" = 1'-0"



NOTES:

1. All property lines (Real or Assume) Easements and buildings (both existing and proposed) are shown on this Site Plan.
2. All excavation requires Underground Services Alert (USA) prior to excavation. Excavations shall be not trenches of 5 feet or more in depth.
3. All work in the Public Right-of-way shall be done per City Standards.
4. There shall be a 2% drainage away from the building.
5. Maintain 5-ft. clearance between septic tank(s) and seepage pit(s) and minimum clearances to buildings and property lines of 5-ft for the septic tank and 8-ft for the seepage pit
6. Provisions shall be made for contributory drainage at all times.
7. Owner will maintain drainage devices and keep free of debris.
8. An excavation/encroachment permit is required for construction and /or discharge of drainage within public road R/W. (County of Los Angeles Construction Division, Caltrans, City of _____)

15,950 sq. ft.
920 sq. ft.
499 sq. ft.

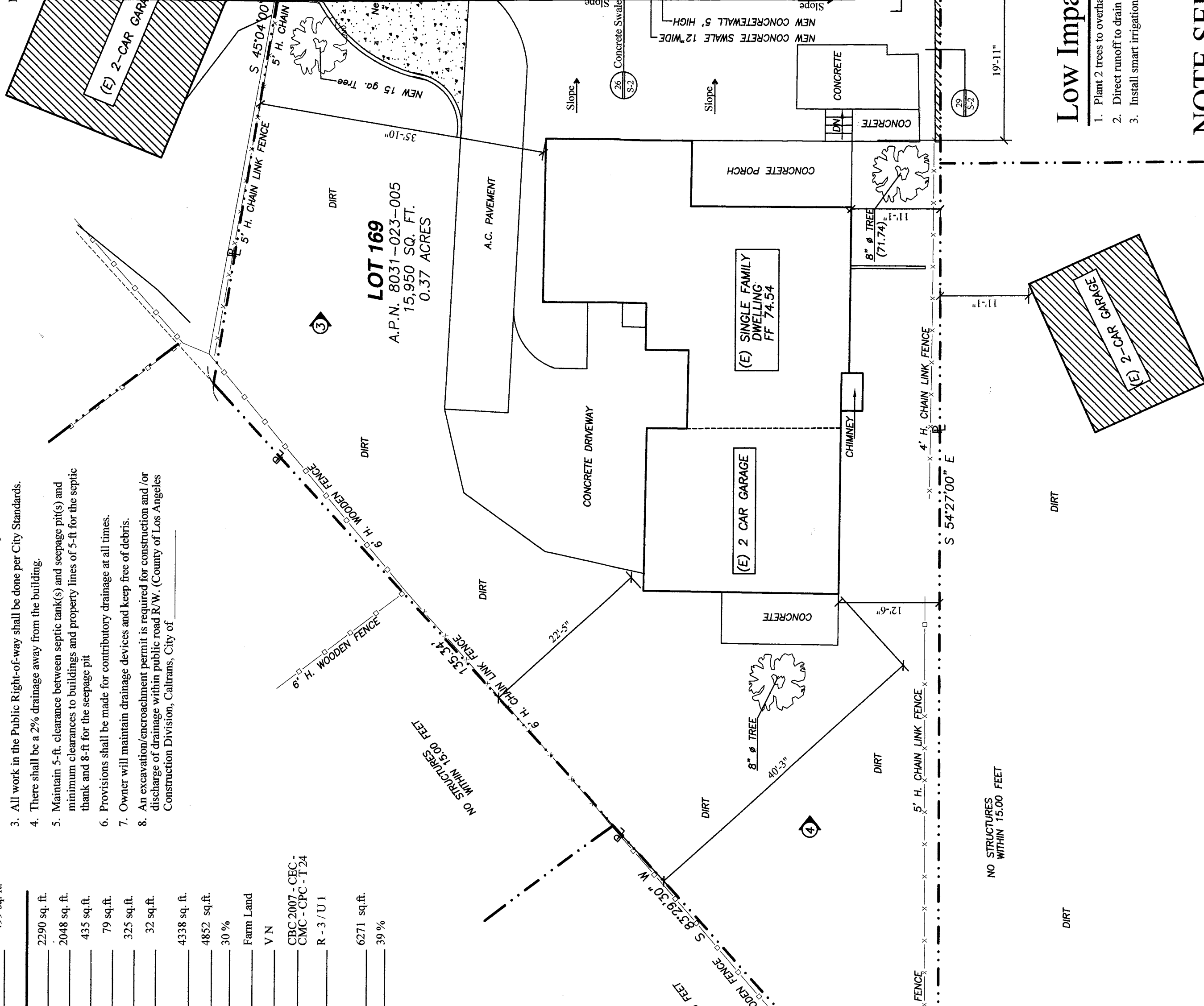
2290 sq. ft.
2048 sq. ft.
435 sq. ft.
79 sq. ft.
325 sq. ft.
32 sq. ft.

4338 sq. ft.
4852 sq. ft.
30 %

Farm Land
VN

CBC 2007 - CEC -
CMC - CPC - T 24
R - 3 / U I

6271 sq. ft.
39 %



LEGAL DESCRIPTION

LOT 169, OF TRACT NO. 10100, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146, PAGE(S) 14-18, OF SAID MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 8031-023-005

Low Impact

1. Plant 2 trees to overh
2. Direct runoff to drain
3. Install smart irrigation

NOTE SEI